

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

COPY

March 17, 2023

Matthew Fischione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

**Re: SPECIAL USE PERMIT -**  
1035 Ransom Road


Dear Matt:

Enclosed is a copy of a letter from Irina Los (President) requesting a renewal of their Special Use Permit for a three (3) bay truck and repair shop and small office on premises located at 1035 Ransom Road, which will expire on May 14, 2023.

Please inform the Town Board, the Town Attorney, and my office as to the applicant's compliance to all conditions stipulated in this permit so that a resolution to renew the Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK

  
Diane M. Terranova  
Town Clerk

DMT/dm

Encl.

cc: Tom Fowler, Town Attorney  
Town Board

COPY

COPY

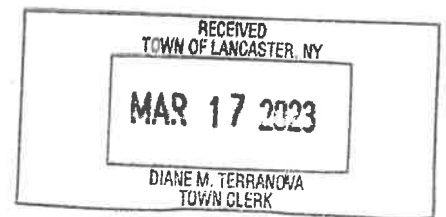
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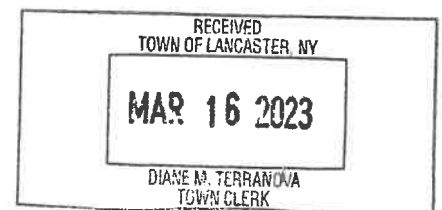
COPY

To Whom It May Concern. Letter To The Town of Board, in care of the Town Clerk's Office. I, Los Irina, Requesting a renewal of Permit:

Special Use Permit 1035 Ransom Rd  
Lancaster Ny 14086

Thank You  
Autowave Inc  
Irina Los (President)  
3-17-2023

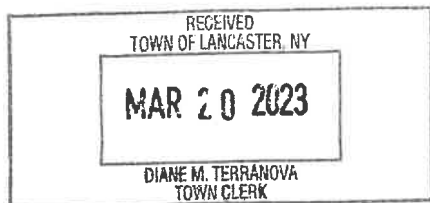
A handwritten signature in black ink, appearing to read "Irina Los", enclosed within a faint, hand-drawn oval.



Please POST the attached notice for viewing by the general public related to the village election on Tuesday, March 21, 2023.

You may remove this notice the day following the election.

Should you have any questions, please contact my office at 683-2105.



Thank you,

Michael E. Stegmeier  
Village Clerk  
Village of Lancaster  
5423 Broadway  
Lancaster, NY 14086

**TO THE ELECTORS OF THE  
VILLAGE OF LANCASTER, NEW YORK**

The following is a true and correct list of all offices to be voted for at the Village Election on Tuesday, March 21, 2023:

TRUSTEE (4 Year Term) (Vote for Two) – Tammie E. Malone Schaefer, 56 Court Street, Citizens' Party; John Mikoley, 49 Park Boulevard, Citizens' Party.

The following is the designated polling place for each of the voting districts within the Village:

**ALL Districts (#1 through #8) – Municipal Building, 5423 Broadway;**

Polls will open at 12:00 Noon and will close at 9:00 p.m. The polling place is handicapped accessible.

Michael E. Stegmeier  
Village Clerk

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

COPY

March 20, 2023

Matthew Fischione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

**Re: SPECIAL USE PERMIT -  
Gunnville Road**

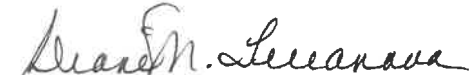
Dear Matt:

Enclosed is a copy of a letter from Ari M. Goldberg, Barclay Damon LLP, representing AC Power 14 requesting a renewal of their Special Use Permit to install two (2) co-located Ballasted Community Solar PV Facilities located on two (2) parcels located on Gunnville Road, which will expire on April 18, 2023.

Please inform the Town Board, the Town Attorney, and my office as to the applicant's compliance to all conditions stipulated in this permit so that a resolution to renew the Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK

  
Diane M. Terranova  
Town Clerk

DMT/dm

Encl.

cc: Tom Fowler, Town Attorney  
Town Board

COPY

COPY

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COPY

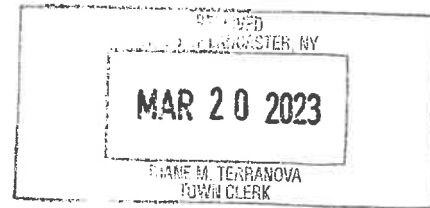
**BARCLAY DAMON** <sup>LLP</sup>

**Ari M. Goldberg**  
Associate

March 17, 2023

**VIA OVERNIGHT MAIL**

Town of Lancaster  
Diane Terranova, Town Clerk  
21 Central Avenue  
Lancaster, NY 14086



Re: AC Power 14  
Special Use Permit – Renewal Request

Dear Ms. Terranova:

As you may recall, Barclay Damon LLP represents AC Power 14, LLC (“AC Power”). On April 19, 2021, the Town Board issued a Special Use Permit (“SUP”) to AC Power for the installation of two (2) co-located ballasted community solar PV facilities located on SBL Nos. 83.00-5-6.1 and 84.00-3-1.1 on Gunnville Road in the Town (“Project”).

After obtaining all necessary approvals and complying with all related conditions, AC Power received two building permits, Nos. 2021-33605 and 2021-33605. Construction has commenced in earnest, and AC Power anticipates mechanical completion by this spring. AC Power has also renewed its building permits, which do not expire until December 24, 2023. The Project remains compliant with all requirements and criteria contained in Town of Lancaster Zoning Code § 400-78(C) and § 400-57(B).

Pursuant to Condition No. 1 of the SUP, AC Power must request a renewal of the SUP by submitting a request to the Town Clerk on or before April 18, 2023. Please allow this letter to serve as a request to renew the SUP for the Project.

We appreciate your consideration and welcome the opportunity to provide any additional information.

Very truly yours,

Ari M. Goldberg

AMG:caa



# Town of Lancaster

**BUILDING DEPARTMENT**  
 21 CENTRAL AVENUE  
 LANCASTER, NEW YORK 14086  
 716-684-4171  
 FAX 685-5317

3/20/2023

The Honorable Town Board  
 Town of Lancaster  
 21 Central Ave.  
 Lancaster, NY 14086

**Re: Special Use Permit**  
**Autowave Inc.**  
**1035 Ransom Rd.**

A request for renewal of a Special Use Permit has been review per Chapter 400-46 of the Code of the Town of Lancaster to operate a truck and trailer service and repair facility as permitted in an LI Zoning district.

A Site Inspection was completed and found compliant to the original conditions.

Noted were 3 vehicles in a state of disrepair and a Recreational Vehicle on the site, assumed to be for private storage.

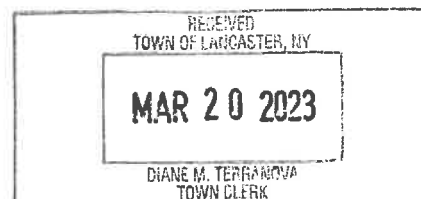
It is appropriate to renew the special Use Permit with the same original conditions.

Sincerely,

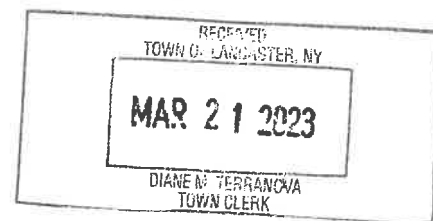
Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
 Town of Lancaster Building and Zoning Department

MF

Cc: Thomas Fowler, Jr., Town Attorney  
 Diane Terranova, Town Clerk  
 Irina Los, President, Autowave, Inc.



**DONNA BREHM**  
**25 Quail Hollow**  
**Lancaster, NY 14086**



July 13, 2022

Lancaster Town Board  
21 Central Avenue  
Lancaster, NY 14086

Dear Town Board Members,

I am writing this letter to ask the Town Board to look into placing a traffic sign, (stop sign, slow down, children at play) on Country Place in the Country Side Subdivision.

There are cars traveling down this street with excessive speed and recklessness. This street has many small children living on it and I would like to be proactive to prevent something terrible happening. With summer vacation upon us the children are out playing on the sidewalk and crossing the streets all day.

If there is anything I need to do to have this request considered, please let me know. If signatures from the neighbors would be required I would be happy to provide that. Many of neighbors have expressed their concerns about the excessive speed on this street.

I appreciate your time with this matter.

Sincerely,

*Donna Brehm*

Donna Brehm

cc Lancaster Police Department





# Town of Lancaster

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BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

3/21/2023

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086

**RE: Ransom Auto Parts, Inc.  
867 Ransom Road  
Salvage Yard Public Hearing for Violations**

Honorable Board Members,

A Public Hearing was held on March 20, 2023, pursuant to Town Code, Chapter 275-11 Renewal Hearing. Remedy to the deficiencies have not been provided by the operator.

It is the recommendation of the Lancaster Building and Zoning Department to issue a 6-month, probationary license to bring the Salvage Yard into compliance with Town Code, Chapter 275-6 General Provisions as conditions listed here.

- 1.) The salvage yard shall be completely surrounded with a fence, the type and height of which shall be such as, in the opinion of the Town Board, will substantially screen the salvage yard operation on all sides thereof.
- 2.) All motor vehicles and parts, and scrap thereof, stored or deposited at the salvage yard shall be kept within the enclosure of the salvage yard, except as removal shall be necessary for the transportation of same in the reasonable course of business.

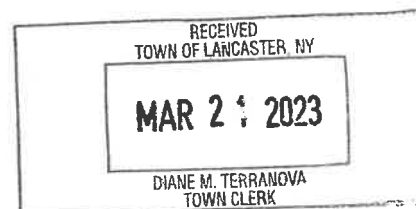
Failure to complete the remedies in the allotted timeframe shall result in a forfeiture of License and commence decommissioning of the facility in compliance with all regulatory agency requirements.

Sincerely,

Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO

MF

CC: Diane Terranova, Town Clerk  
Thomas Fowler, Jr., Town Attorney





# Town of Lancaster

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BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

3/21/2023

The Honorable Town Board  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086

**Re: Special Use Permit Renewal  
A/C Power 14, LLC  
53 & 55 Gunnville Rd., SBL#s 83.00-5-6.12 & 83.00-5-6.11**

A renewal request for two Ballasted Community Solar PV Facilities was received and Site Inspection completed. The Project is currently under construction and progressing.

It should be noted, the SBL#s identified are in response to a Minor 2-Lot Subdivision approved on October 4, 2021.

Conditions 3 through 6 of the Original Special Use Permit have been satisfied and will not apply.

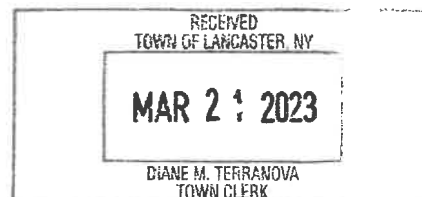
A renewal is appropriate as described in Town Code, Chapter 400 Zoning, §400-58 Special use permit requirements and § 400-78 Special use permits.

Respectfully,

Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
Town of Lancaster Building and Zoning Department

MF

Cc: Thomas Fowler, Jr., Town Attorney  
Diane Terranova, Town Clerk

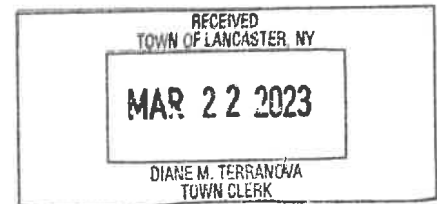


TO: Diane Terranova  
Town Clerk

FROM: Thomas Ferry  
Ferry Builders, Inc.  
TLJ Properties, LLC

DATE: March 21, 2023

RE: 170 Nichter Road  
SBL #105.11-1-28  
Lancaster, NY 14086



TLJ Properties, LLC, owner of 170 Nichter Road, Sublot 6 of the Lorall Lake Development, would like to request a sidewalk waiver for this lot.

Thank you.



140 CEMETERY ROAD  
LANCASTER, NY 14086  
(716) 681-1381  
(716) 681-1383 FAX  
TPF@FERRYBUILDERS.COM  
WWW.FERRYBUILDERS.COM

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

194

COPY

March 22, 2023

Matthew Fischione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

**Re: SPECIAL USE PERMIT -**  
515 Pavement Road Suite #12

COPY

Enclosed is the above referenced Special Use Permit Application for your review and determination pursuant to Chapter 400-78 of the Code of the Town of Lancaster.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova  
Town Clerk

DMT/dm

Encl.

cc: Town Board  
T. Fowler, Town Attorney  
W. Karn, Police Chief

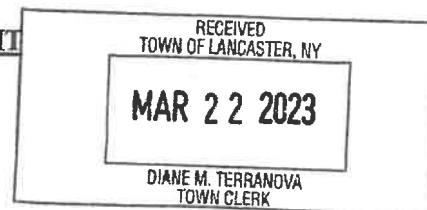
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Fee Received \$ 700.00  
Date: 3/22/23

**TOWN OF LANCASTER**  
**APPLICATION FOR SPECIAL USE PERMIT**



To: TOWN BOARD

The undersigned hereby make(s) application for a COMMERCIAL special use permit concerning certain premises in the Town as follows:

1. Name and address of applicant/owner:

Jack Seziro  
Jack

Location of premises:

515 Pavement Rd. #12 Lanc. NY 14084

SBL # 94.00 - 3 - 15.22

2. Present zoning classification of premises:

Light Industrial

3. Present use of premises, Example: vacant land, private residence, etc.:

Storage Facility

4. What are your plans for the premises?

Storage Facility

SIGNATURE

A handwritten signature in dark ink, appearing to read "Jack Seziro".

DATE 3/15/23

PHONE NUMBERS:

WORK

HOME

MOBILE 716 704 5225

**APPLICATION FOR SPECIAL USE PERMIT  
EXHIBIT "B"**

In the form of a letter to the Town Board, answer the following questions:

1. What is the general purpose and intent of the project? \_\_\_\_\_
2. ~~Will~~ it negatively affect the value of the adjacent properties? It will not. . . .
3. ~~Will~~ it create a hazard to health, safety or the general welfare? " "
4. ~~Will~~ it alter the essential character of the district? " "
5. ~~Will~~ it be detrimental to the public welfare? " "
6. Submit a drawing, to scale, of the referenced project and indicate the area to be utilized for this permit. (See sample enclosed)

If the applicant is **not** the property owner, the property owner must sign the following certification:

**DESIGNATION OF REPRESENTATIVE**

I, David Kulbacki as property owner hereby designate:

Name: Sack Seziore

Mailing Address: 5101 Raintree Pt. Williamsville NY 14221

Telephone Number: 716 704 5225 to act as my representative in any and all proceedings before the Town Board of the Town of Lancaster for the purposes of reviewing the attached variance application.

Owner Signature: 

Date: 8/15/23

To Whom it may concern,

515 Pavement Rd. Suite 12 be used for storage of landscaping equipment and tools. It will have no negative impact on the adjacent properties. There will be no hazard to health, safety or general welfare to those occupying or surrounding the building from the tools and equipment being stored. The essential character of the district will not be altered in any way, and there shall be no detrimental effects to public welfare as a result.

Jack Jezioro  
Owner/Operator  
Back Home and Yard Services LLC  
(716)704-5225  
jmjezio@gmail.com

## SECTION 809 - DISCLOSURE CERTIFICATE

CERTIFICATE REQUIRED TO BE EXECUTED BY EVERY APPLICANT FOR A VARIANCE, AMENDMENT, CHANGE OF ZONING, APPROVAL OF A PLAT, EXEMPTION FROM A PLAT OR OFFICIAL MAP, LICENSE OR PERMIT, PURSUANT TO THE PROVISIONS OF ANY ORDINANCE, LOCAL LAW, RULE OR REGULATION CONSTITUTING THE ZONING AND PLANNING REGULATIONS OF THE TOWN OF LANCASTER (SEE ATTACHED EXCERPT FROM GENERAL MUNICIPAL LAW)

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### CERTIFICATION A

1. The undersigned applicant, as defined in Section 809 of the General Municipal Law of the State of New York, for a (underline appropriate application) variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, hereby certifies that no State officer, or officer or employee of the County of Erie or Town of Lancaster, as defined in said section, has an interest in the person, partnership or association making application for said Special Use Permit

2. I understand that any person who knowingly and intentionally violates the provisions of Section 809 of the General Municipal Law of the State of New York shall be guilty of a misdemeanor.

X

X

### CERTIFICATION B

1. The undersigned applicant, as defined in Section 809 of the General Municipal Law of the State of New York, for a (underline appropriate application) variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, hereby certifies that \_\_\_\_\_ is a State officer, or officer or employee of the County of Erie or Town of Lancaster, as defined in said section, who has an interest in the person, partnership or association making application for said \_\_\_\_\_ and that the extent of such interest is \_\_\_\_\_

2. I understand that any person who knowingly and intentionally violates the provisions of Section 809 of the General Municipal Law of the State of New York shall be guilty of a misdemeanor.

X

X



Signature of Petitioner

*Jack [Signature]*

Date 3/11/2023

**INDIVIDUAL**

STATE OF NEW YORK

SS:

COUNTY OF ERIE

On this 16<sup>th</sup> day of March, 2023, before me personally appeared [Signature] the petitioner, to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he executed the same for the purpose herein stated.

Diane Menichelli  
Notary Public, State of New York  
No. 01ME6261090  
Qualified in Erie County  
My Commission Expires May 31, 2024

[Signature]  
Notary Public or Deputy Town Clerk

**CORPORATE**

STATE OF NEW YORK

SS:

COUNTY OF ERIE

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ before me personally appeared \_\_\_\_\_, to me known, who, being by me first duly sworn, did depose and say that he resides in \_\_\_\_\_ that he is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in and which executed the foregoing instrument; that he knows the Corporate Seal of said corporation; that the Corporate Seal affixed to said instrument is such Corporate Seal; that it was affixed by order and authority of the Board of Directors of said corporation; and that he signed his/her name thereto by like order and authority for the purposes herein stated.

\_\_\_\_\_  
Notary Public or Deputy Town Clerk

**CORPORATE SEAL**

**PARTNERSHIP**

STATE OF NEW YORK

SS:

COUNTY OF ERIE

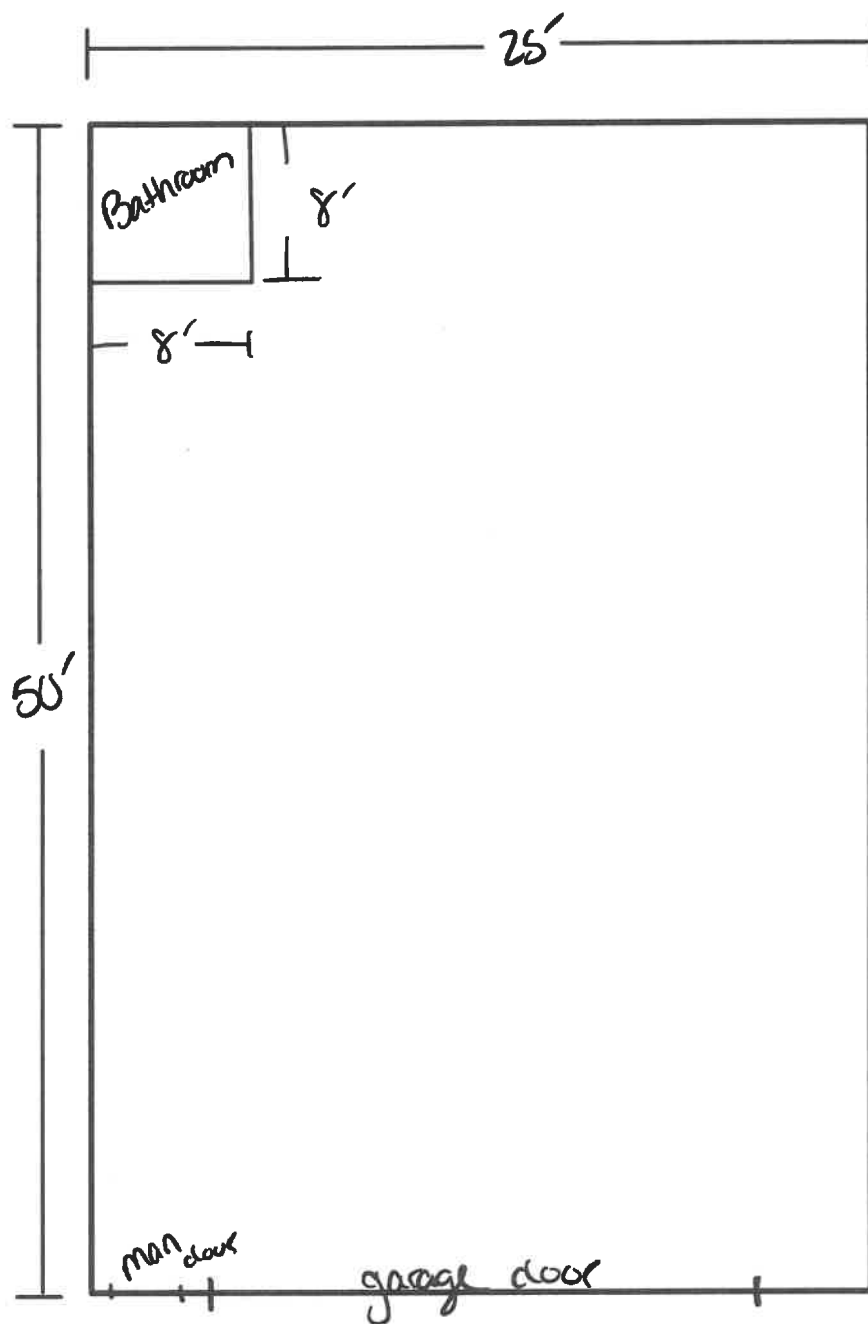
On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me personally appeared \_\_\_\_\_ the petitioner, to me known and known to me to be one of the firm of \_\_\_\_\_ described in and who executed the foregoing instrument and he acknowledged to me that he executed the same as and for the act and deed of said firm, for the purposes therein stated.

**CORPORATE SEAL**

\_\_\_\_\_  
Notary Public or Deputy Town Clerk



515 Pavement Rd. Suite 12 Lanc. Ny



**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at [www.Erie.gov/IRonline](http://www.Erie.gov/IRonline), OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: \_\_\_\_\_

Postmark/Delivery Date: \_\_\_\_\_

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - nn  
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

**Description of Proposed Action**

**1. Name of Municipality:** Town of Lancaster

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

**2. Hearing Schedule:**      **Date** \_\_\_\_\_ **Time** \_\_\_\_\_ **Location** 21 Central Ave., Lancaster, Ny

**3. Action is before:**    ☒ Legislative Body      ☐ Board of Appeals      ☒ Planning Board

**4. Action consists of:**    ☐ New Ordinance      ☐ Rezone/Map Change      ☐ Ordinance Amendment

☐ Site Plan    ☐ Variance      ☒ Special Use Permit      ☐ Other: \_\_\_\_\_

**5. Location of Property:**    ☐ Entire Municipality      ☐ Address: 515 Pavement Rd., #12

**5a. S.B.L. of Property:** 94.00-3-15.22      Lancaster, NY 14086

**6. Referral required as site is within 500' of:**    ☐ State or County Property/Institution      ☐ Municipal Boundary      ☐ Farm Operation located in an Agricultural District

☐ Expressway    ☒ County Road      ☐ State Highway      ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

**7. Proposed change or use:**    Storage for landscaping equipment and tools  
(specify the action, such as the scope of variances or site plans)

**8. Other remarks:** \_\_\_\_\_

**9. Submitted by:** Diane M. Terranova, Town Clerk    **Email:** dterranova@lancasterny.gov

**10. Return Address:** 21 Central Ave., Lancaster, NY 14086

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☐ No Recommendation; proposed action has been reviewed and determined to be of local concern.

**By the Division of Planning:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## **Diane Terranova**

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**From:** ECDEP Document Submission <webmaster@erie.gov>  
**Sent:** Wednesday, March 22, 2023 2:24 PM  
**To:** Diane Terranova  
**Subject:** 515 Pavement Rd #15, Lancaster, NY

Your GML 239 Referral for 515 Pavement Rd #15, Lancaster, NY / 94.00-3-15.22 were submitted on Wed, 03/22/2023 - 2:23 pm

We will reply via email within 30 days (except for reports of final action) to:

**Contact Person**

Diane M Terranova

**Contact Email**

[dterranova@lancasterny.gov](mailto:dterranova@lancasterny.gov)

Contact us at 716-858-8390 for any urgent issues.

Thank you,  
ECDEP

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# Town of Lancaster

## BUILDING DEPARTMENT

21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

3/23/2023

The Honorable Town Board  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086

**Re: Special Use Permit**

**Back Home and Yard Services, LLC  
515 Pavement Rd., Ste 12, Lancaster, NY 14086**

An application for a Special Use Permit has been reviewed per Chapter 400-78 of the Code of the Town of Lancaster to operate a Home and Yard Service as permitted in the LI (Light Industrial) Zoning District.

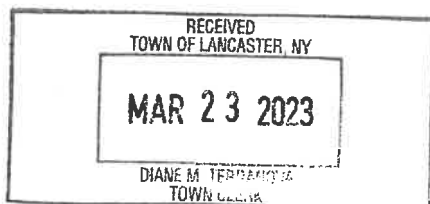
The Building Dept. found the information is compliant with the design standards in Town Code, Chapter 400-20 Light Industrial District & 400-28 Off-street parking, loading and stacking facilities.

Sincerely,

Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
Town of Lancaster Building Department

MF

Email cc: Thomas Fowler, Jr., Town Attorney  
Diane Terranova, Town Clerk





# Town of Lancaster

196

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

3/24/2023

The Honorable Town Board  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086

**Re: National Fuel Easement/Cross Creek  
SBL# 94.11-1-27, 00 Pleasant View Dr.**

Honorable Board Members,

An onsite inspection of a 2-year Public Safety complaint was completed on March 24, 2023.

It has become clear; National Fuel Supply, 6363 Main St., Williamsville will not resolve erosion creating a sink hole, repair surface grade and repair a public sidewalk as shown in the enclosed documents.

The Lancaster Building and Zoning Department requests legal action to either require repair or administer the repair at the expense of the land owner.

The community has endured the danger since April 2021.

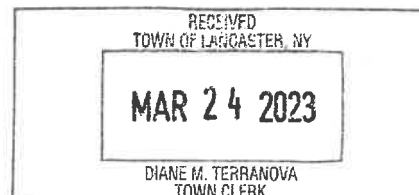
Sincerely,

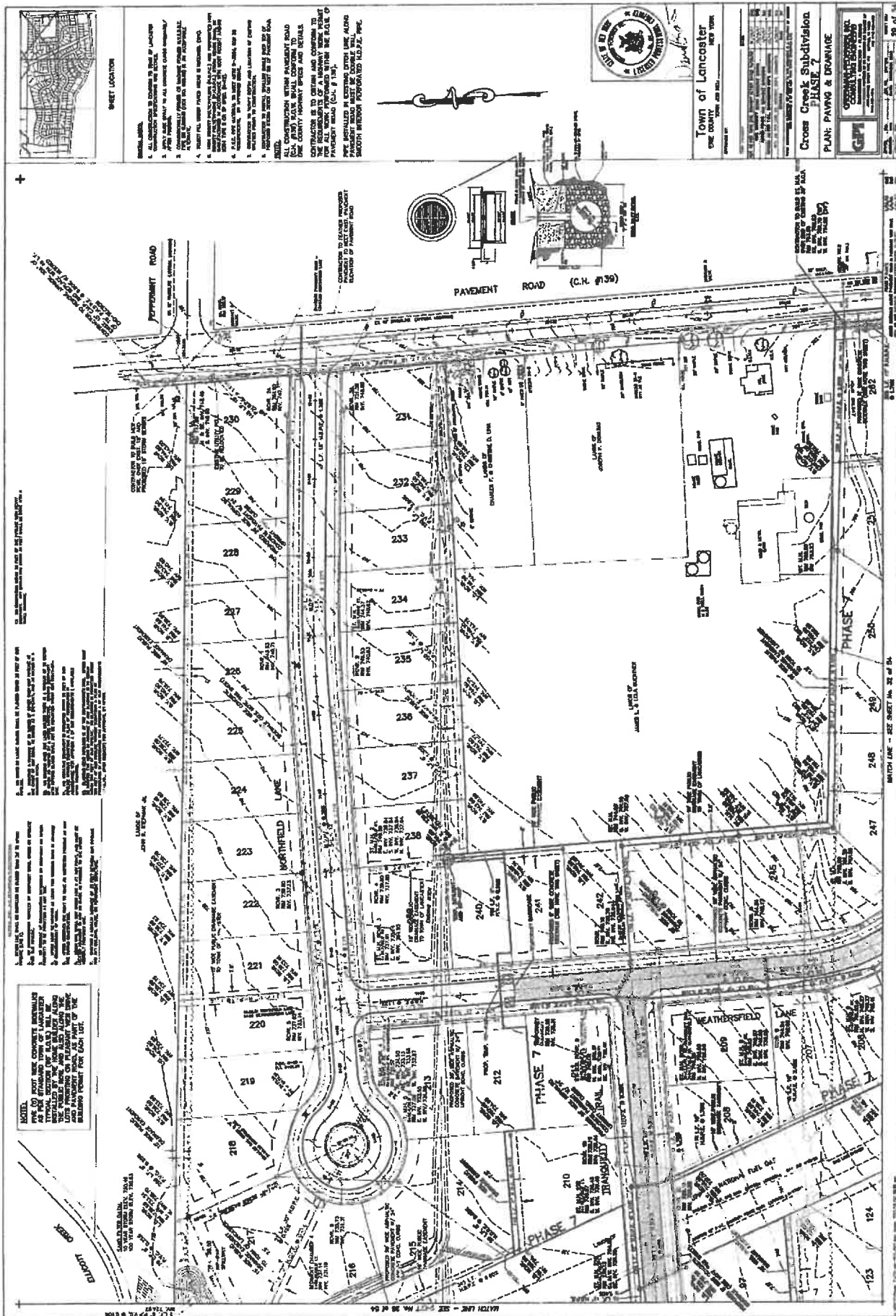
Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
Town of Lancaster Building Department

MF

Email cc: Thomas Fowler, Jr., Town Attorney  
Diane Terranova, Town Clerk

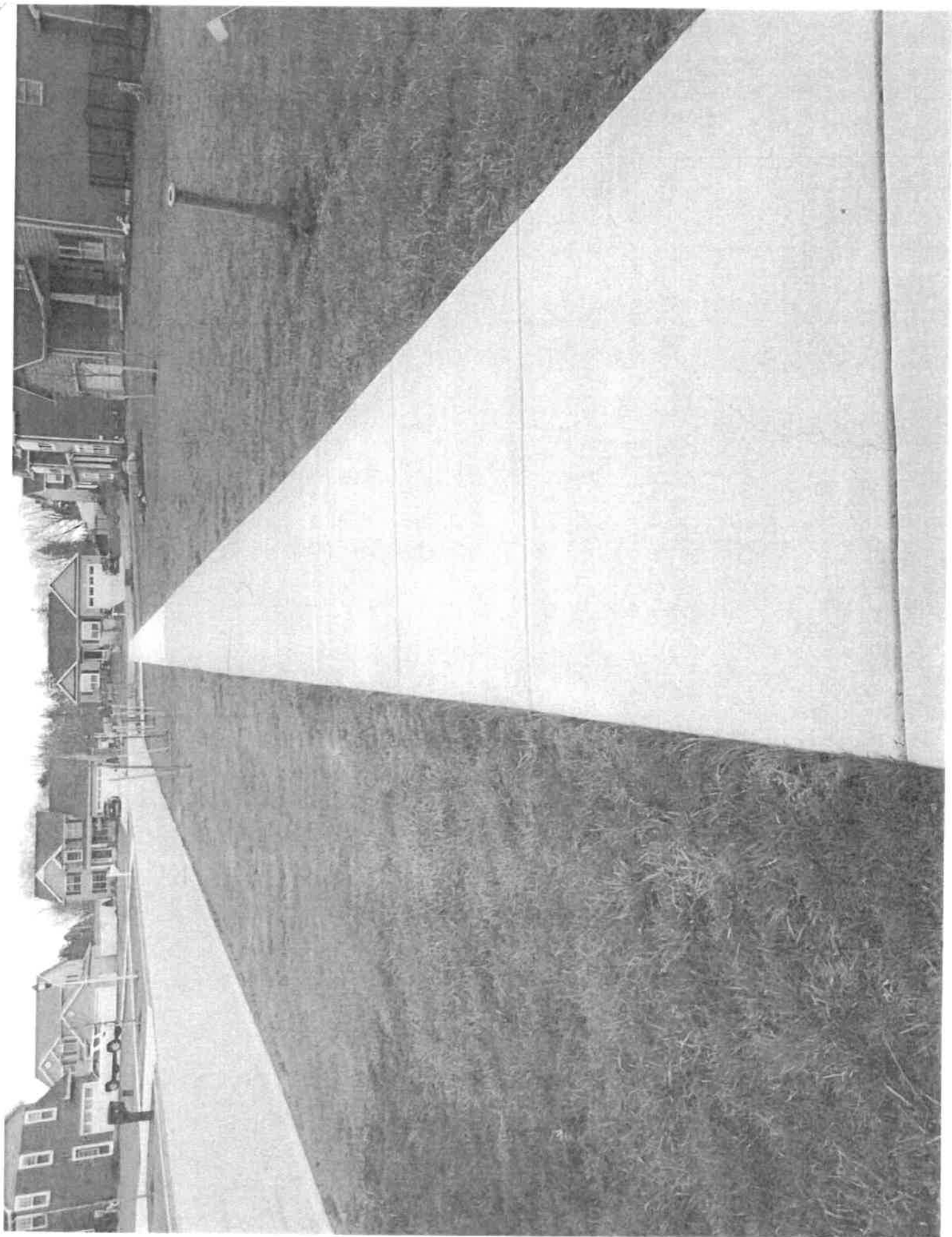
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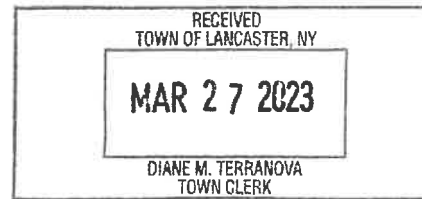












# **Twin District Fire Company**

**4999 William Street • P.O. Box 406**

**Lancaster, New York 14086**

**716-681-3118**

**Fax: 716-685-3628**

Diane Terranova  
Town Clerk  
Town of Lancaster  
21 Central Ave  
Lancaster, NY 14086

Dear Ms. Terranova,

As of our monthly meeting held March 13<sup>th</sup>, 2022, please add the following member to the rolls of the Twin District Fire Company:

Steven Rozler  
20 Fourth Avenue  
Lancaster, NY 14086

Thank you for your attention to this matter.

Sincerely,

Joshua Tomaszewski  
Corresponding Secretary  
Twin District Fire Company

# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

March 15, 2023

**Planning Board Members:**

Carlo DiRienzo, Chair  
Rebecca Anderson  
John Copas  
Anthony Gorski  
Joseph Keefe  
Lawrence Korzeniewski  
Michael Reinhold

**Town Board Members:**

Ronald Ruffino, Sr., Supervisor  
Mark Burkard  
Adam Dickman  
Robert Leary  
David Mazur

**Engineering Consultant:**

Ed Schiller, Wm. Schutt & Associates

**Town Attorney:**

Thomas E. Fowler, Jr.

**Town Highway Superintendent:**

John Pilato

**Building & Zoning Inspector:**

Matthew Fischione

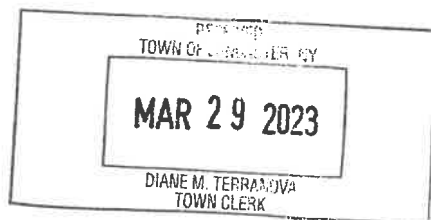
**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held March 15, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,

Carlo DiRienzo  
Planning Board Chair

CD:cm  
Encl.



A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 15<sup>th</sup> day of March 2023 at 7:00 P.M. and there were present:

PRESENT: Carlo DiRienzo, Chair  
Rebecca Anderson, Member  
John Copas, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Lawrence Korzeniewski, Member

EXCUSED: Michael Reinhold, Member  
Council Member Mazur

ABSENT: None

ALSO PRESENT: None

Town Board Members: None

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Matt Fischione, Code Enforcement Officer  
Cyndi Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

Minutes-A motion was made by Chair DiRienzo to approve the minutes from the February 15, 2023 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Excused

Anthony Gorski-Yes

**Motion carried.**

## TOWN OF LANCASTER PLANNING BOARD

### COMMUNICATIONS LIST

March 15, 2023

3.15.01 Letter from Matt Fischione, Code Enforcement Officer, to Matt DiBrito informing applicant of Project #2015 (5550 Genesee Street) their application is incomplete.

3.15.02 Email from Tom Fowler, Town Attorney to Planning Board Chairman and Secretary explaining why 6218 Broadway should be on current agenda.

3.15.03 Email from Matt Fischione, Code Enforcement Office, to Councilmember Mazur providing a list of all the outstanding projects and subdivisions still awaiting Planning Board Action.

3.15.04 Letter dated 3/3/23 from Matt Fischione, Code Enforcement Officer, to Planning Board Members regarding 5680 Broadway, Site Plan Amendment.

3.15.05 Letter dated 3/10/23 from Ed Schiller, Town Engineer, to Planning Board Members regarding 5680 Broadway, Site Plan Amendment.

3.15.06 Letter dated 3/13/23 from Ed Schiller, Town Engineer, to Planning Board Members regarding 3857 Walden Avenue, Tool Ranch.

3.15.07 Letter dated 3/10/23 from Matt Fischione, Code Enforcement Officer, to Planning Board regarding 3857 Walden Avenue, Tool Ranch.



# **Planning Board Minutes**

## **SEQR Review**

**March 15, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of March 2023 at 7:05p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** MICHAEL REINHOLD, PLANNING BOARD MEMBER  
DAVID MAZUR, COUNCILMEMBER

**ALSO PRESENT:** EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNDI MACIEJEWSKI, SECRETARY

**PURPOSE OF MEETING:**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
BANASIK SITE PLAN  
LOCATED AT 6218 BROADWAY (S.B.L. #117.00-1-1)**

The Planning Board reviewed the Full Environmental Assessment Form on the Site Plan and discussed the impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 Identification of Potential Project Impacts" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.



**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler, Jr., Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed project affects 1.15 acres of land.

The location of the premises being reviewed is 6218 Broadway, Town of Lancaster, New York 14086, Erie County.

This project described as a small commercial building affects .6 - .9 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED  
BY MEMBER KEEFE, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER  
GORSKI ,  
TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Impact on land – No impact.
2. Impact on Geological Features – No impact
3. Impacts on Surface Water – No impact.
4. Impact on Groundwater – No impact
5. Impact on Flooding – No impact
6. Impact on Air – No impact
7. Impact on Plants and Animals – No impact
8. Impact on Agricultural Resources – No impact -This corner previously had two homes located on it.
9. Impact on Aesthetic Resources – No impact
10. Impact on Historic and Archeological Resources – No impact
11. Impact on Open Space and Recreation – No impact
12. Impact on Critical Environmental Areas – N/A
  - The Town of Lancaster has not established a Critical Environmental Area (CEA).
13. Impact on Transportation – No impact
14. Impact on Energy – No impact

- 15. Impact on Noise, Odor and Light – No impact**
- 16. Impact on Human Health – No impact**
- 17. Consistency with Community Plans – No impact.**
- 18. Consistency with Community Character – No impact.**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	EXCUSED
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

**The Motion to recommend was thereupon adopted.**

March 15, 2023

**Discussion**

This is the rezoning of the parcel and site plan for the construction of an 8,000 sq ft commercial building to be used as office space and storage of the property owners personal vehicles. A setback variance is required, SEQR is needed prior to applicants determination from the Zoning Board of Appeals. The dumpster that was originally located over a pipe has been relocated off of the pipe and toward the building. There are no window, doors or lights on the rear of the building.

**Planning Board Minutes**  
**SEQR Review**  
**March 15, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of March, 2023 at 7:17p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: MICHAEL REINHOLD, PLANNING BOARD MEMBER  
DAVID MAZUR, TOWN COUNCILMEMBER

ALSO PRESENT: EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
**GENESEE PARK LANE DEVELOPMENT**  
**5428 GENESEE STREET (S.B.L. 82.19-3-1.111)**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler Jr., Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 5.56 acres.

The location of the premises being reviewed is 5428 Genesee Street, Lancaster, New York 14086, Erie County.

This project described as a mixed use of apartments and retail with 4.45 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER COPAS, WHO MOVED ITS ADOPTION, SECONDED BY LAWRENCE KORZENIEWSKI,**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:

- a. Public/private water supplies? **No impact**
- b. Public/private wastewater treatment utilities? **No impact**
- 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
- 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
- 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
- 11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	EXCUSED
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to recommend was thereupon adopted.

March 15, 2023

**SITE PLAN REVIEW – Project #1863, GENESEE PARK LANE DEVELOPMENT, S.B.L. 82.19-3-1.111, LOCATED AT 5428 GENESEE STREET. DEMO SEVERAL EXISTING STRUCTURES AND CONSTRUCT NEW BUILDINGS FOR RETAIL AND APARTMENTS. PARKING LOTS, ACCESS DRIVE, STORMWATER MANAGEMENT FACILITIES, SIDEWALK AND PUBLIC UTILITIES.**

Michael Yaeger discussed the Revised Site Plan which has eliminated one variance by splitting one of the apartment buildings into two buildings and is working on a plan to avoid the second variance. Mr. Yaeger had a discussion with NYS DOT regarding sidewalks. He stated that he was advised not to install sidewalks until a traffic study was conducted by the DOT and the possibility of a turning lane being added in the area where sidewalks may be laid. There is no

specific location for the sidewalks at this time and if the sidewalks were installed and had to be moved as per the DOT, they (DOT) would be responsible for the cost. Maintenance of the sidewalks, when able to be installed, are the property owners responsibility. A letter from the DOT is required to proceed with the discussion. The second entrance along Genesee Street will be removed as per the request of the DOT.

**DETERMINATION**

A motion was made by Rebecca Anderson to table the Site Plan for Genesee Park Lane Development based on the need for revised plans which need to include sidewalk placement. Motion seconded by Chair DiRienzo.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Excused

Anthony Gorski-Yes

**Motion carried.**

**REVISED SITE PLAN REVIEW – PROJECT #1143, PLUMB CREEK APARTMENTS LOCATED AT 5680 BROADWAY. CONSTRUCTION OF A MULTI UNIT APARTMENT COMPLEX. CONSTRUCTION OF AN ANCILLARY 6-CAR GARAGE. APARTMENTS TO BE 126’ LONG X 60’ WIDE WITH 10 UNITS. GARAGES TO BE 112’ LONG X 24’ WIDE TO HOLD 6 VEHICLES.**

Jason Havens was not in attendance. Matt Fischione, Code Enforcement Officer did verify that the building is now out of the floodplain.

**DETERMINATION**

A motion was made by Joseph Keefe to table the Revised Site Plan for Plumb Creek Apartments until the April 5th Planning Board meeting and be placed first on the agenda the Revised Site Plan for Plumb Creek Apartments. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Excused

Anthony Gorski-Yes

**Motion carried.**

# **Planning Board Minutes**

## **SEQR Review**

**March 15, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of March 2023 at 7:39 p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** DAVID MAZUR, COUNCILMEMBER  
MICHAEL REINHOLD, PLANNING BOARD MEMBER

**ALSO PRESENT:** EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNDI MACIEJEWSKI, SECRETARY

### **PURPOSE OF MEETING:**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
EDGEWATER EAST**

**LOCATED AT 6026 BROADWAY (S.B.L. #116.00-2-11.1)**

The Planning Board reviewed the Full Environmental Assessment Form on the Site Plan and discussed the impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 Identification of Potential Project Impacts" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler, Jr., Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed project affects 4.72 acres of land.

The location of the premises being reviewed is 6026 Broadway, Town of Lancaster, New York 14086, Erie County.

This project described as an apartment development affects 4.72 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED  
BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY  
MEMBER KEEFE,  
TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

- 1. Impact on land – No impact.**
- 2. Impact on Geological Features – No impact**
- 3. Impacts on Surface Water – No impact.**
- 4. Impact on Groundwater – No impact**
- 5. Impact on Flooding – No impact**
- 6. Impact on Air – No impact**
- 7. Impact on Plants and Animals – No impact**
- 8. Impact on Agricultural Resources – No impact**
- 9. Impact on Aesthetic Resources – No impact**
- 10. Impact on Historic and Archeological Resources – No impact**
- 11. Impact on Open Space and Recreation – No impact**
- 12. Impact on Critical Environmental Areas – N/A**
  - The Town of Lancaster has not established a Critical Environmental Area (CEA).**
- 13. Impact on Transportation – No impact**
- 14. Impact on Energy – No impact**
- 15. Impact on Noise, Odor and Light – No impact**
- 16. Impact on Human Health – No impact**
- 17. Consistency with Community Plans – No impact.**



**18. Consistency with Community Character – No impact.**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	EXCUSED
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

**The Motion to recommend was thereupon adopted.**

March 15, 2023

Sean Hopkins, Joe Young and Jonathan Barniak reviewed the project that needs to appear in front of the Zoning Board of Appeals for variances.

**Other items discussed:**

Matt Fischione, Code Enforcement Officer, did a review of outstanding projects back to 2017 and updated a spreadsheet to use going forward.

Matt Fischione, CEO, viewed the Planning and Zoning software/program which would be used to log and track projects, even direct them to other boards such as ZBA. This is a possible item to budget for in the 2024 fiscal year. Currently Matt is working on a Web Portal to allow electronic submittals and payments.

Please check the county website to register for trainings.

The Site Plan and Subdivision applications need revisions and Matt is open to discussion on the number of copies that need to be supplied for review.

Siebert Road and 5680 Siebert Road are both open projects but Siebert Road from CMK Builders does need scoping regarding the Positive Declaration declared and the contractor has been inundated with other projects.

Motion made by Chair DiRienzo at 8p.m. to adjourn the meeting. Seconded by Lawrence Korzeniewski. Motion carried.

# LANCASTER POLICE DEPARTMENT



WILLIAM J. KARN, JR.  
CHIEF OF POLICE

*T.C. Comm.*  
*T.A. Reso.*  
*(P)*



525 PAVEMENT ROAD  
LANCASTER, NY 14086

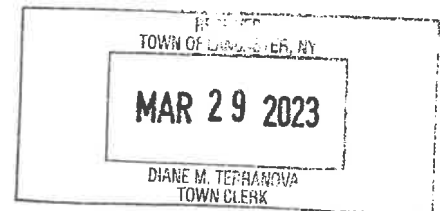


TEL: (716) 683-2800  
FAX: (716) 681-2352

March 29, 2023

Honorable Town Board  
21 Central Ave.  
Lancaster, NY 14086

**RE: Police Vehicle Purchase**



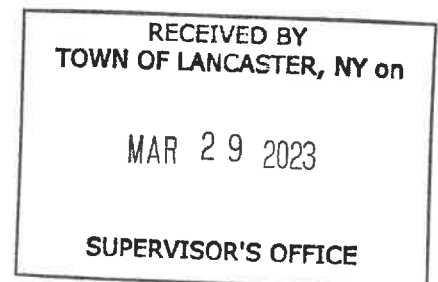
Supervisor Ruffino and Honorable Board Members,

I would appreciate your support in sponsoring a resolution authorizing the Police Department to purchase Five (5) new 2023 Dodge Charger Pursuit AWD:

2023 Dodge Charger (VIN #2C3CDXKGG0PH524151)  
2023 Dodge Charger (VIN #2C3CDXKGG2PH524149)  
2023 Dodge Charger (VIN #2C3CDXKGG9PH524150)  
2023 Dodge Charger (VIN #2C3CDXKGG0PH524148)  
2023 Dodge Charger (VIN #2C3CDXKGG2PH524152), and One (1) Dodge Durango Pursuit,  
2023 Dodge Durango (VIN #1C4SDJFT7PC558800)

The new vehicles will replace (5) 2021 Dodge Chargers and (1) Dodge Durango currently in use by the Lancaster Police Department and which will be auctioned off at a later date:

2021 Dodge Charger (VIN #2C3CDXKGG7MH585234)  
2021 Dodge Charger (VIN #2C3CDXKGG5MH585233)  
2021 Dodge Charger (VIN #2C3CDXKGGONH585236)  
2021 Dodge Charger (VIN #2C3CDXKGG9MH585235)  
2021 Dodge Charger (VIN #2C3CDXKGG3MH585232)  
2020 Dodge Charger (VIN #1C4SDJFT2LC318984)



The vehicles will be purchased through the Onondaga County Law Enforcement contract (Bid Reference # 0010808, effective 10/01/2022 through 09/30/2027) awarded to Robert Green Auto and Truck of Rock Hill, NY. The purchase price of the five (5) new 2023 Dodge Charger Pursuit AWD will be \$37,571.53 per vehicle for a total of \$187,857.65 and one (1) Dodge Durango Pursuit for a total of \$43,047.40. The purchase of these new vehicles will be paid out of the 2023 Police Department budget/funds (3120.220 Passenger Vehicles).

# LANCASTER POLICE DEPARTMENT



**WILLIAM J. KARN, JR.**  
**CHIEF OF POLICE**



**525 PAVEMENT ROAD**  
**LANCASTER, NY 14086**



**TEL: (716) 683-2800**  
**FAX: (716) 681-2352**

**Please contact me should you need any further information regarding this request.**

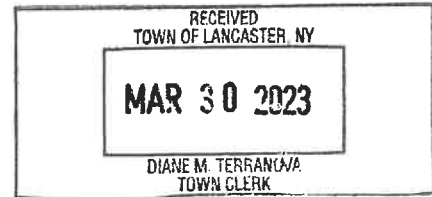
**Respectfully,**

A handwritten signature in black ink, appearing to read "Jonathan Ziders". The signature is stylized with long, sweeping strokes.

**Jonathan Ziders**  
**Administrative Captain**  
**Lancaster Police Department**

200  
Gina M. Rath

Lancaster, NY 14086



Dear Honorable Town Board,

I am interested in the opportunity to join the Lancaster Industrial Development Agency. I have over 20 years banking experience working in Retail, Program/Project Management, and Customer Experience.

As a long time, Lancaster NY resident, I would be thrilled to have the opportunity to assist the LIDA team. I believe it would be an excellent opportunity to participate and share my knowledge and business experience for the Lancaster community.

Thank you for your consideration, and I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Gina M. Rath".

Gina M. Rath

March 29, 2023

The Honorable Town Board  
Town of Lancaster, New York  
21 Central Avenue  
Lancaster, New York 14086



Honorable Town Board Members,

With this letter, I am offering my service to the Town of Lancaster as a member of the LIDA.

As Executive Director/operator of a local small business (Stevens Driving School LLC), I will blend my love for our town and my acquired business insights and management skills, to always serve the best interests of Lancaster and the community as a whole.

I would appreciate your consideration for appointment to this position.

Thank you,

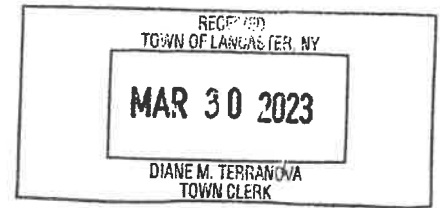
A handwritten signature in dark ink, appearing to read "AS" followed by a long horizontal stroke.

Andrew Streit

Lancaster, NY 14086

March 29, 2023

The Honorable Town Board  
Town of Lancaster, New York  
21 Central Avenue  
Lancaster, New York 14086



HONORABLE TOWN BOARD MEMBERS:

I am aware of an opening with the LIDA and would greatly appreciate being considered for this volunteer position.

I am a lifelong Lancaster/Depew resident and am retired after a 37-year career with the GM Tonawanda Plant.

Your consideration would be greatly appreciated.

Thank you,

Yours very truly,

A handwritten signature in dark ink, appearing to read "Paul Nosbisch", enclosed within a large, hand-drawn oval.

Paul Nosbisch

Lancaster, NY 14086



**National Fuel**

Engineering Services

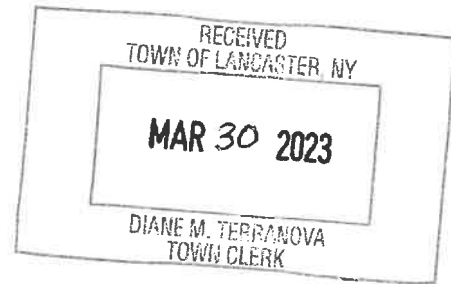
T.C. Comm.



203

March 24, 2023

Lancaster Town Hall  
21 Central Ave.  
Lancaster, NY 14086  
Supervisor



Re: Highway & Municipal Construction Projects

Dear Sir or Madam:

**PLEASE ADVISE OF PUBLIC IMPROVEMENT PROJECTS IN YOUR JURISDICTION.**

National Fuel Gas is in the process of planning pipeline replacement projects for 2023-2024. To plan for replacements resulting from public improvement projects, we are asking that you provide us information on projects planned in your jurisdiction. It is important that we receive information on projects involving:

- Grade changes within road right-of-way
- Drainage
- Full depth road construction
- Paving and restoration

These projects may involve replacement of National Fuel Gas facilities. When these facilities are involved, we usually require 6 months advance notice to design, bid, and construct. When environmental permitting is required, it may substantially prolong the project schedule.

Please provide a preliminary list of your planned projects, anticipated scope, and estimated start dates to Andrew Gilbert, Utility Design Engineer. We understand that many times projects are delayed, and others are added based on funding and area needs. As your plans develop, please send us digital copies of construction designs so that we may evaluate our involvement and identify any conflicts. When Mill and Pave projects do not involve a direct conflict, National Fuel may be able to avoid future pavement cuts by replacing aging facilities prior to resurfacing.

Our goal is to coordinate pipeline replacement projects with municipal projects so that we may relocate our facilities in advance of your construction when warranted. The result will be fewer delays and conflicts for your contractors and will help provide safe and uninterrupted gas service to your community.

If you are planning a pre-design survey, submit a One-Call design ticket, and provide project information in the remarks section. Identifying gas line locations on your plans can be extremely helpful to your contractors in improving safety and avoiding charges for damaging underground gas facilities.

As an additional resource to utilize early in design of any construction projects, the Pipeline and Hazardous Materials Safety Administration (PHMSA) collects data from transmission pipeline operators and displays GIS pipeline information for transmission facilities **ONLY** on their NPMS Public Viewer. When transmission facilities are involved, National Fuel has additional requirements that need to be considered that may impact project scheduling and costs. This GIS database can be found at <https://pvnpm.phmsa.dot.gov/PublicViewer/> and is a free tool to use to assist in identifying

if transmission facilities exist near your project limits during the design phase. Please note that this is **NOT** to be considered as a substitute for the 811-call procedure and does **NOT** identify non-transmission facilities.

While highway infrastructure, municipal utilities and pipelines can safely coexist, it is extremely important to thoroughly consider natural gas pipelines when developing building or construction plans. Please visit National Fuel's Pipeline Safety website at <https://www.nationalfuel.com/pipeline-storage/about-pipeline/pipeline-safety/> for information on designing and constructing facilities near natural gas pipelines, including;

- The Pipeline and Informed Planning Alliance (PIPA) recommended practices for property developers and planning boards on building safely near natural gas pipelines.
- National Fuel's encroachment manuals, which explain right-of-way agreements, encroachment agreements, construction requirements and other valuable information for planners and developers looking to begin the design phase.

Prior to construction, it is the Excavator's responsibility to contact the One-Call Center (Call 811) which in turn notifies National Fuel of planned excavation in proximity to our natural gas pipelines and other facilities. This enables us to mark the location of those facilities in advance of excavation.


To ensure worker and public safety during construction, National Fuel is providing guidance for working around gas facilities in this correspondence. Enclosed are a "Summary of Excavator Responsibilities" and a "Typical Gas Line Crossing/Open Trench Detail." For excavation and safety training materials, please refer to the National Fuel Pipeline Safety webpage for additional information and links to training materials on excavation safety, including the UDig NY website at <https://udigny.org/safety-training/safety-videos/> for their library of safety videos. We urge you to share this information with your contractors and inspectors by including this information in your bid documents and construction specifications. We also ask that you encourage your inspectors to enforce proper excavation practices with your contractors during construction.

**Enforcing proper excavation practices around gas pipelines is especially important considering an incident in January of 2011, in Horseheads NY. There, improper backfill procedures following the installation of municipal sewer and water facilities caused a pre-existing gas pipeline to crack. The resulting leak ignited, resulting in a fatality and two injuries.**

**In another case, a deadly residential home explosion took the life of a child two decades after crews installed a sewer line using improper excavation procedures. In 2016, an incident occurred in Dallas, TX that involved 3-separate residential fires and/or explosions during a three-day period. The cause was found to be a leak resulting from a crack of a 2" steel main installed in 1946. The cracked resulted from a dent caused by a sewer replacement project in 1995. The guidance attached to this letter is designed to improve excavation practices so that the circumstances that led to these incidents can be avoided.**

Please contact Andrew Gilbert regarding project coordination.

Sincerely,



Paul Roy  
Director, Contractor Administration  
roy@natfuel.com  
(716) 857-7437



Andrew Gilbert  
Utility Design Engineer  
gilberta@natfuel.com  
(716) 857-7110



## **Summary of Excavator Responsibilities**

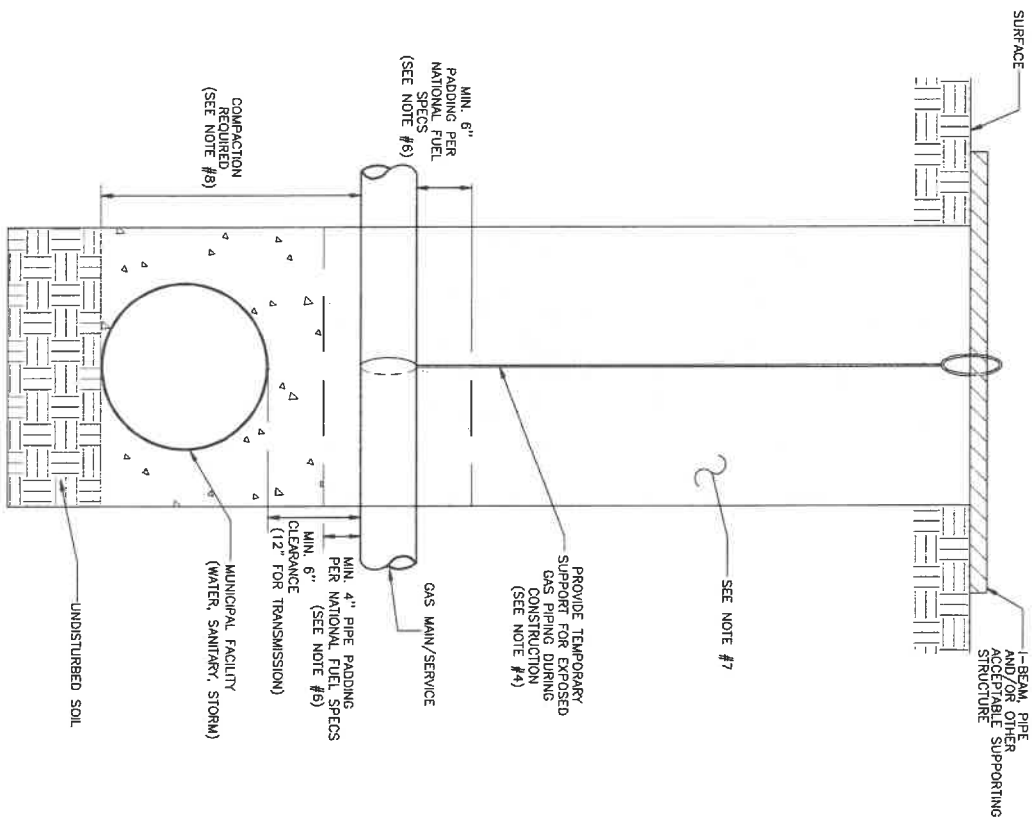
See One-Call regulations for details ([www.Call811.com](http://www.Call811.com)).

1. Notify the One-Call Center (**Call 811**) in accordance with regulations. In Pennsylvania, notification must be made not less than 3 nor more than 10 business days prior to commencing excavation work, and in New York this is 2 to 10 full business days prior to starting any work that might be considered an excavation or demolition. Postponing the job will likely require re-notification to the One-Call Center. Furthermore, if the job site becomes inactive, call to have the specific work area remarked prior to restarting the work.
2. Designating the dig site in white will aid in the timely marking of underground facilities. Pre-marking proposed facilities in white may be required.
3. If work is to be performed at multiple sites or over a large area, take reasonable steps to work with facility owners so that they may locate their facilities. Limit the size of each ticket. Using reasonable start dates for individual tickets facilitates getting the proper areas marked when needed.
4. In Pennsylvania, if a project involves more work than can be described on a single locate request (i.e., 1,000ft in length or intersection to intersection, whichever is greater) it shall be called in as a complex project notification.
5. After commencement of excavation or demolition work, the excavator is responsible for protecting and preserving the staking or marking until excavation or demolition work in the area is complete. If necessary, call the One-Call Center to have the lines remarked.
6. Where an underground facility has been staked, marked, or otherwise designated, verify the precise location, type, size, direction of run and depth of the underground facility. Use prudent techniques such as vacuum excavation or hand-dug test holes, to verify the precise location of facilities. It is best to verify prior to excavating in the general area, but verification must be done prior to excavating in the tolerance zone. Once the precise location of underground facilities has been verified, continue to exercise due care within the tolerance zone. Call the facility owner if a marked facility cannot be found or the One-Call center if an unmarked facility is discovered.
7. Inform each equipment operator of the information obtained from facility owners. Plan the excavation or demolition to avoid damage to or minimize interference with a facility owner's facilities in the construction area.
8. Consult the facility owner if:
  - a. Excavation or demolition work requires temporary or permanent interruption of a facility owner's service. Such interruption must be coordinated with the affected facility owner in all cases.
  - b. A facility is exposed or undermined. The excavator must provide support and mechanical protection for facility owner's lines at the construction site during excavation or demolition work, including during backfilling operations.
9. Report immediately to the facility owner any break, leak, dent, gouge, or other damage to the facility owner's lines made or discovered during excavation or demolition work. Including, damage to pipeline coatings, locating wire and cables for cathodic protection.
10. In the event of an emergency involving danger to life, health, or property as a result of damage to an underground facility containing gas or liquid petroleum products or as a result of an electrical short or escape of gas or hazardous liquids, the excavator shall:
  - a. Proceed to evacuate his or her employees and all other endangered persons from the immediate vicinity to the best of his or her ability. Do not use any mechanical or electrical equipment (including cellphones) in the area.
  - b. Immediately contact 911 and the Facility Owner, reporting the exact location, nature of the emergency and type of underground facility damaged.

**THE NATIONAL FUEL GAS COMPANY EMERGENCY NUMBER IS:**

**1-800-444-3130**

**24 hours/day, 7 days/week**



TYPICAL GAS LINE CROSSING OPEN TRENCH DETAIL

NOT TO SCALE

## NOTES

1. PRIOR TO ANY EXCAVATION WORK, DAMAGE PREVENTION LAWS REQUIRE PERSONS TO MAKE CONTACT WITH THE APPROPRIATE ONE-CALL SYSTEM BY CALLING 811 OR IN NEW YORK 1-800-962-7962/ IN PENNSYLVANIA 1-800-242-1776.
2. IF A NATURAL GAS FACILITY IS DAMAGED, RESULTING IN A RELEASE OF NATURAL GAS, IMMEDIATELY CALL 911 AND THE NATIONAL FUEL EMERGENCY NUMBER 1-800-444-3130.
3. IF A NATURAL GAS LINE IS SCRATCHED, COULDED, DENTED, PULLED, OR BOWED DURING EXCAVATION WORK OR THE PROTECTIVE COATING IS DAMAGED, IMMEDIATELY CALL THE NATIONAL FUEL EMERGENCY NUMBER 1-800-444-3130 SO THAT WE CAN INVESTIGATE AND REPAIR ANY DAMAGE THAT COULD AFFECT PUBLIC SAFETY. SEEMINGLY INCONSEQUENTIAL DAMAGE CAN HAVE A MAJOR IMPACT AND CAN POTENTIALLY RESULT IN A FUTURE PIPELINE FAILURE.
4. NATIONAL FUEL REQUIRES THAT EXCAVATORS SUPPORT OUR FACILITIES IF EXPOSED DURING CONSTRUCTION. THE EXCAVATOR SHALL PROVIDE SUCH SUPPORT IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SUPPORT MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AND BACKFILL OPERATIONS. THE SUPPORT SYSTEM SHALL BE DESIGNED TO RESIST ALL LOADS FROM SETTLEMENT, TRAFFIC AND HEAVY LOADS OR FORCES. CONTACT NATIONAL FUEL FOR SUPPORT RECOMMENDATIONS AND INSTRUCTIONS WHERE GAS PIPING WILL BE EXPOSED FOR A LENGTH OF 15' OR GREATER, OR WHENEVER A COUPLING OR FITTING IS EXPOSED.
5. UNDERGROUND UTILITIES AND OTHER STRUCTURES PLACED NEAR NATIONAL FUEL FACILITIES MUST MAINTAIN A MINIMUM CLEARANCE OF 12" FOR TRANSMISSION PIPELINES AND 6" FOR DISTRIBUTION MAINS AND SERVICES. ANY METALLIC STRUCTURE PLACED NEAR STEEL PIPELINES REQUIRES THE INSTALLATION OF AN ELECTRIC TEST STATION.
6. BACKFILL MATERIAL AROUND NATIONAL FUEL GAS FACILITIES SHALL BE CLEAN DIRT, FREE OF SHALE OR SHARP STONES. ROUND STONES SHALL BE NO LARGER THAN 1" IN DIAMETER. ACCEPTABLE BACKFILL MATERIALS ARE:
  - A. SAND (SAND IS THE PREFERRED MATERIAL WHERE WASHOUT IS NOT LIKELY).
  - B. STONE "SCREENINGS" (LIMESTONE) ALL PASSING:
    - 10% PASSING THE NO.40 SIEVE
    - 70% PASSING THE NO.200 SIEVE
  - C. GRAVEL (A MODIFIED SIDEWALK MIX) OF A 50/50 BLEND OF NO.1A ROUND GRAVEL AND SAND.
  - D. NO.1A ROUND GRAVEL.
7. FILL MATERIAL BEYOND THE SELECT BACKFILL SHALL BE FREE OF LOGS, CINDERS, STUMPS, SKIDS, BRUSH OR ROCKS LARGER THAN 12 INCHES.
8. BACKFILL MATERIAL BEYOND AND AROUND ANY UNDERGROUND GAS FACILITY SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. HEAVY LOADS AND EXCESSIVE FORCES SHALL NOT BE IMPOSED ON GAS FACILITIES AT ANY TIME DURING CONSTRUCTION OR BACKFILLING OPERATIONS.
10. #10 OR #12 LOCATING WIRE IS BURIED ALONG SIDE MOST PLASTIC GAS MAINS AND SERVICES. HEAVIER CABLES (PART OF CATHODIC PROTECTION SYSTEMS) MAY ALSO BE FOUND NEAR SOME STEEL PIPE FACILITIES. IF ANY WIRE OR CABLE IS DAMAGED IT MUST BE IMMEDIATELY REPORTED TO NATIONAL FUEL.

				<b>TYPICAL GAS LINE CROSSING OPEN TRENCH DETAIL</b>		DRAWING NUMBER <b>1</b>
ENGINEERING 6885 MAIN STREET WILLIAMSVILLE, NY 14221		DESIGNED BY T. INUENT		CHECKED BY M. PARKER		SHEET NO. <b>1</b>
DATE 1/5/12		DRAWN BY K. HOUSE		FILENAME GASLINECROSSINGDETAIL.DWG		OF <b>1</b>



204  
THOMAS E. FOWLER, JR.  
LANCASTER TOWN ATTORNEY  
21 CENTRAL AVENUE  
LANCASTER, NY 14086  
TEL (716) 684-3342 X 117  
TFOWLER@LANCASTERNY.GOV

## EA – Notice of Determination Transmittal

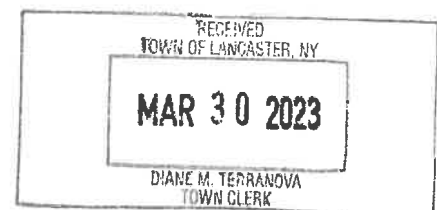
To: Erie County Agencies  
Jennifer Delaney ([Jennifer.Delaney@erie.gov](mailto:Jennifer.Delaney@erie.gov)) Health Department  
  
Russell J. Stoll, PE ([rstoll@ecwa.org](mailto:rstoll@ecwa.org)), Michael Quinn ([mquinn@ecwa.org](mailto:mquinn@ecwa.org)) Laura  
Lichtenthal ([llichtenthal@ecwa.org](mailto:llichtenthal@ecwa.org)) Water Authority  
  
Mariely Ortiz Sr. Planner, Environment and Planning  
Matt Salah, Sr. Coordinator of Construction Projects, Sewer Management  
Garrett Hacker, Public Works  
Via [www.erie.gov/IRonline](http://www.erie.gov/IRonline)  
  
David Denk, NYS Dept Environmental Conservation  
Email: [dep.r9@dec.ny.gov](mailto:dep.r9@dec.ny.gov)  
  
Bridget Brown, NY Permit Application Evaluation Section  
Email: [LRB.NewYork.RegActions@usace.army.mil](mailto:LRB.NewYork.RegActions@usace.army.mil)  
  
Ron Hayes, Planning and Program Mgmt/SEQR Site Plan Coordinator  
Email: [ron.hayes@dot.ny.gov](mailto:ron.hayes@dot.ny.gov)

Fr. Thomas E. Fowler, Jr, Town Attorney

CC of Memo only: Ronald Ruffino, Sr., Town Supervisor  
✓ Diane Terranova, Town Clerk  
Matt Fishione, Chief Building Code Enforcement Officer  
Edward Schiller, Director Municipal Projects  
David Mazur, Planning Board Liaison

CC w/attachments: Chris Saeli, Esq [cdsaeli@gmail.com](mailto:cdsaeli@gmail.com)  
Kyle Banasik [Kylebanasik@gmail.com](mailto:Kylebanasik@gmail.com)

Date: March 30, 2023  
Re: Autopia, LLC  
6218 Broadway, Lancaster, New York, Erie County  
SBL # 117.00-1-1



To Whom It May Concern:

Transmitted herewith please find an executed "Notice of Determination: Negative Declaration", which was adopted by the Town Board of the Town of Lancaster at a Meeting held on **March 20, 2023**, together with a copy of the Resolution of said meeting for your records.

If you have any comments or questions, please reply directly to this office at [tfowler@lancasterny.gov](mailto:tfowler@lancasterny.gov).